

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for September 12, 2016

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Walter Hill, Normand Ancil, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

Associate Member Present: Zachary Pettengill

Associate Member Absent: Sonia Taylor

Staff Present: David Hediger, City Planner and Deb Nichols, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

IV. **PUBLIC HEARINGS:**

- a) Application submitted by Stoneybrook Consultants on behalf of Androscoggin Properties, LLC and Ledgemere Transportation for the construction of 6,300 sf three-bay garage with office space, 2.3 acres of impervious acres for parking school buses, and the construction of a 415' road for access to the site at 62 Goddard Road.

David read a staff summary of the proposal. He said public works no longer has any concerns regarding the project.

Mr. Gotto said the performance guarantee requirements have now been added to the updated plans. Mr. Gotto made reference to the site plan map to clarify the application.

Walter Hill asked if Greystone Drive would be extended. Mr. Gotto said at this point only 415' will be constructed but it may be expanded upon in the future. A master schematic plan has been done for traffic movement in case the road is expanded in the future.

Michael Marcotte asked about the number of traffic trips. Mr. Gotto said the traffic movement permit represents the possible full development of future phases.

Normand Ancil asked for clarification on the length of the road. Mr. Gotto demonstrated this on the map. Sewer and water access will end at the paved portion of the road. Normand asked about the building. It will be a wood framed structure for general light maintenance and preventative maintenance on the vehicles. There will be no fueling of vehicles provided.

Public comments in support: none.

Public comments in opposition: Diane Longtin, 41 Martin Drive, is very concerned about the exhaust fumes from the buses. She has asthma and COPD. Greg Stintson from Androscoggin Properties and Ledgemere Transportation said 2017 model year buses burn clean diesel and have a smokeless and odorless exhaust. They also have a 5 minute idle shutoff as required by the EPA. Diane Longtin said the fumes from these buses are real regardless of the technology in place. She asked if a bus garage could be built to contain the fumes. David read the odor threshold in the code. He said Ms. Longtin could make a complaint in the future if the fumes become a concern.

Michael Marcotte asked David if there was a provision for fumes in the ordinance and David said there are odor provisions. Michael Marcotte asked about the elevation of the site in relation to the house in question.

Public comment was closed.

Michael Marcotte noted the vegetation in the aerial photo and asked about buffer requirements from the turnpike. Mr. Gotto said there are no buffers required from the highway. A fence for buffer was agreed upon with an abutting neighbor.

Paul Madore commented about recent diesel engine changes and said they are very efficient. He asked Mr. Gotto about the need for a DEP wetland permit and there is no permit required other than stormwater, which will be handled by the city.

Michael Marcotte asked about the old train track bed. JCK property abuts the train property.

The following motion was made:

Make a motion that the application submitted by Stoneybrook Consultants on behalf of Androscoggin Properties, LLC and Ledgemere Transportation for the construction of 6,300 sf three-bay garage with office space, 2.3 acres of impervious acres for parking school buses, and the construction of 415' road for access to the site at 62 Goddard meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and that approval be granted with the following conditions:

- 1) Prior to any site work commencing or permits being issued:
 - a) Sheet 1, Schematic Off-site Improvements Plan must be signed and stamped by the traffic engineer.
 - b) Site Plan, Sheet 2; Schematic Pan, Sheet 1; and, Schematic Off-Site Improvements Plan, Sheet 1 must have following statements added:
 - i) Although there is a performance guarantee as to public improvements, it may be inadequate, and there is no obligation on the city to complete the improvements;

- ii) There is no performance guarantee as to private improvements.
- 2) Prior to any certificate of occupancy being issued:
 - a) Evidence of the post-construction stormwater management guarantee having been recorded at the Registry of Deeds must be provided.
 - b) Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.
 - c) The maintenance and easement agreement between Androscoggin Properties, LLC and JCK Properties, LLC must be recorded in the registry of deeds

MOTION: by Walter Hill, Second by Paul Madore.

VOTED: 7-0 (Passed)

- b) An application submitted by Harriman Architects and Engineers on behalf of Geiger to reconfigure an existing parking lot and renovate the building interior at their facility located at 70 Mt. Hope Avenue.

David read a staff summary of the project. Peter Geiger provided a background of the project. He provided a history of the business and how it has grown. They have designed an updated state-of-the-art office facility in place of the former manufacturing space and they hope to attract new workers. Frank Crabtree with Harriman referred to the site plan and demonstrated which parts of the building will be changed and renovated and which parts will be demolished. An existing large parking lot is being replaced with grass. The city has delegated review of the DEP stormwater plan. He explained how the stormwater system will work. Fencing along mobile home park, which Geiger also owns, will remain. A solar farm will be added in the newly created field to occupy 3/4 of an acre, which will cover most of the power needs of the office space. The facility design will be very energy efficient.

Michael Marcotte asked if tractor trailer trucks would still be accessing the site. Mr. Geiger said product is still coming into the warehouse, but not at the volume it was at before. There will be a considerable decrease. A traffic study was not required.

Pauline commented she loved the solar plans and commended Geiger for providing generations of employment in the city.

Walter Hill asked about the fence by the mobile home park. It is a chain link fence with vinyl slats.

The question was asked why the solar panels were going in the field. Geiger said having the solar panels in the field removes the need to reinforce the building roof.

Walter Hill commended Mr. Geiger for all the company does. Bruce Damon expressed concern about solar glare on the turnpike. Frank Crabtree noted that will be taken into consideration upon installation.

There were no public comments in support or against the project.

Sandra Marquis thanked Geiger for staying in Lewiston.

The following motion was made:

Make a motion that the application submitted by Harriman Architects and Engineers on behalf of Geiger to reconfigure an existing parking lot and renovate the building interior at their facility located at 70 Mt. Hope Avenue meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and that approval be granted with the following conditions:

- 1) Prior to any certificate of occupancy being issued evidence of the post-construction stormwater management guarantee having been recorded at the Registry of Deeds must be provided; and 2) Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.

MOTION: by Pauline Gudas. Second by Sandra Marquis.

VOTED: 7-0 (Passed)

Bruce Damon made a suggestion the solar field be dedicated to Ray Bergeron.

- c) An application by Cathy E. B. Gray and Simeon A. Gray to establish a year-round educational campground that primarily hosts children and homeschooled families to learn about the outdoors and nature related activities at 49 Old Farm Road.

David read a staff summary of the project. Cathy and Simeon Gray gave a summary of their application. Simeon has a passion to teach children with "Nature Deficit Disorder". Simeon gave a brief summary of how the proposed business will help children to learn outdoor skills.

Walter Hill asked where the business is in relation to the former ATV park. Simeon said it will be near the middle of the property, referencing the site plan.

Normand Anctil expressed concern about the firing range. Simeon indicated where the range would be located on the map. It would only be operated at times the camp sites were not in use. Normand Anctil suggested posting warning signs around the property.

Walter Hill asked about the former ATV park and firing range. David said that project never went forward.

Paul Madore said Androscoggin Fish and Game has very visible postings with respect to their range. Cathy Gray said the firing range is a very small part of what they want to do.

Public comments in support: Don Arel is in support of the project. His property abuts the Gray's and he has boundary concerns that the Gray's are aware of, but that is not in relation to this application. He lives at 50 Old Farm Road.

The public hearing was closed.

The following motion was made:

Make a motion that the application by Cathy E. B. Gray and Simeon A. Gray to establish a year-round educational campground that primarily hosts children and homeschooled families to learn about the outdoors and nature related activities at 49 Old Farm Road meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Conditional Use, Article XIII, Section 4, Development Review and Standard, and Article XII, Performance Standards, Section 12 and 19 of the Zoning and Land Use Code and that approval be granted with the following conditions:

- 1) The use of guns in the firing range as shown in the sound assessment provided by S.E. Ambrose & Associates dated September 7, 2016 shall be limited to .22 caliber guns and if large caliber guns are to be used, the shooters position must be relocated further away from the nearest property line; and
- 2) No overnight activities may occur until outdoor privies have been located, designed, and installed in accordance with the State Plumbing Code.

MOTION: by Paul Madore. Second by Sandra Marquis.

Discussion: Mike Marcotte asked for clarification regarding building size. David specified the applicant is bound by the specific requests made in their application for a conditional use permit and the applicants would need to return to the board if this was to change from the original specified size.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Michael Marcotte asked about emissions of fumes from body shops , and asked where that would be addressed in the code. David said that would be in the odor portion of the ordinance, but are usually addressed by the EPA or DEP as regulated emission.

VI. READING OF MINUTES: 8/22/2016 draft minutes were not available.

VII. **ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by Sandra Marquis that this meeting adjourns at 7:07 p.m. Second by Pauline Gudas.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, September 26, 2016 at 5:30 p.m.

Respectfully Submitted:



Walter Hill, Secretary